

## CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

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**P.A.S.:** Ridge Pointe 2<sup>nd</sup> Addition Final Plat No. 02030      **DATE:** October 17, 2002

**SCHEDULED PLANNING COMMISSION MEETING:**      **DATE:** October 30, 2002

**PROPOSAL:** A final plat consisting of 41 lots and 1 outlot.

**LAND AREA:** 21 acres, more or less.

**CONCLUSION:** Final plat is in conformance with the preliminary plat.

<b><u>RECOMMENDATION:</u></b>
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Approval
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**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Outlot A, Ridge Point 1<sup>st</sup> Addition, located in Sections 13 and 24, T9N R6E.

**LOCATION:** Generally located at Rock Cliff Drive east of Ridge Road.

**APPLICANT:** Robert D. Hampton  
Lincoln Ridge Pointe, L.L.C.  
3600 Village Drive, Suite 140  
Lincoln, NE 68516

**OWNER:** Same

**CONTACT:** Robert Dean  
EDC  
630 N. Cotner Boulevard, Suite 105  
Lincoln, NE 68505

**EXISTING ZONING:** R-1, Residential

**EXISTING LAND USE:** Undeveloped

**SURROUNDING LAND USE AND ZONING:**

North:	Residential/undeveloped	R-1, Residential
South:	Undeveloped/residential	R-4, Residential

East:	Undeveloped/commercial	B-2, Planned Neighborhood Business, O-3, Office Park
West:	Residential/school	R-1, Residential, P, Public

**HISTORY:** Ridge Pointe 1<sup>st</sup> Addition Preliminary Plat was approved by the Planning Commission on September 27, 1995.

Changed from AA Rural and Public Use to AG Agriculture and converted from A-1 Single Family to R-1 Residential with the adoption of the 1979 Zoning Update.

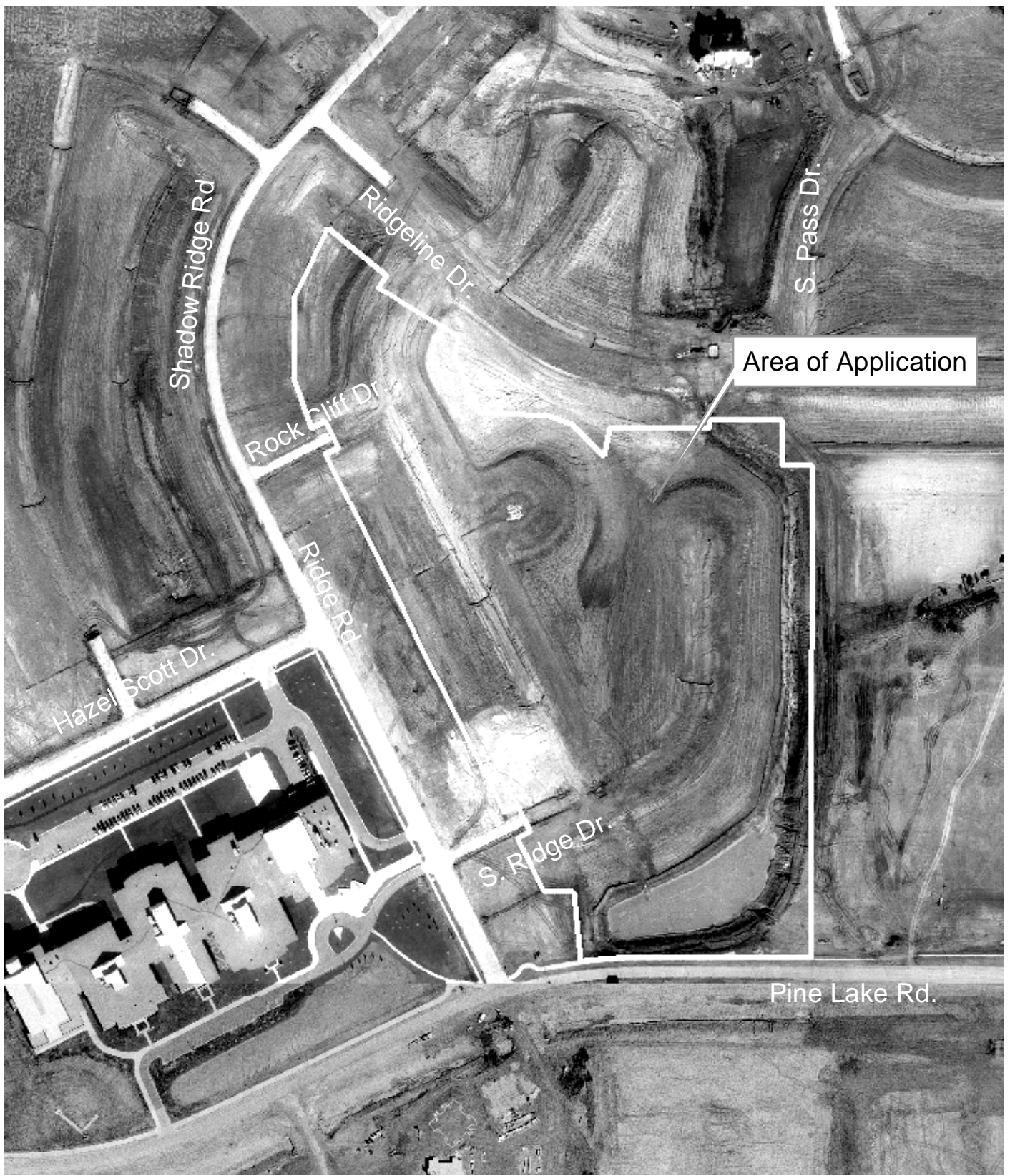
**TRAFFIC ANALYSIS:** All streets within the plat are local streets.

**ANALYSIS:**

1. The final plat conforms to the approved preliminary plat.
2. Executive Orders have been approved for the completion of street paving, water mains, sanitary sewer, storm sewers and ornamental lighting. Escrows of Security Funds have been accepted for the completion of sidewalks, a pedestrian trail, street trees, permanent monuments and street name signs.
3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

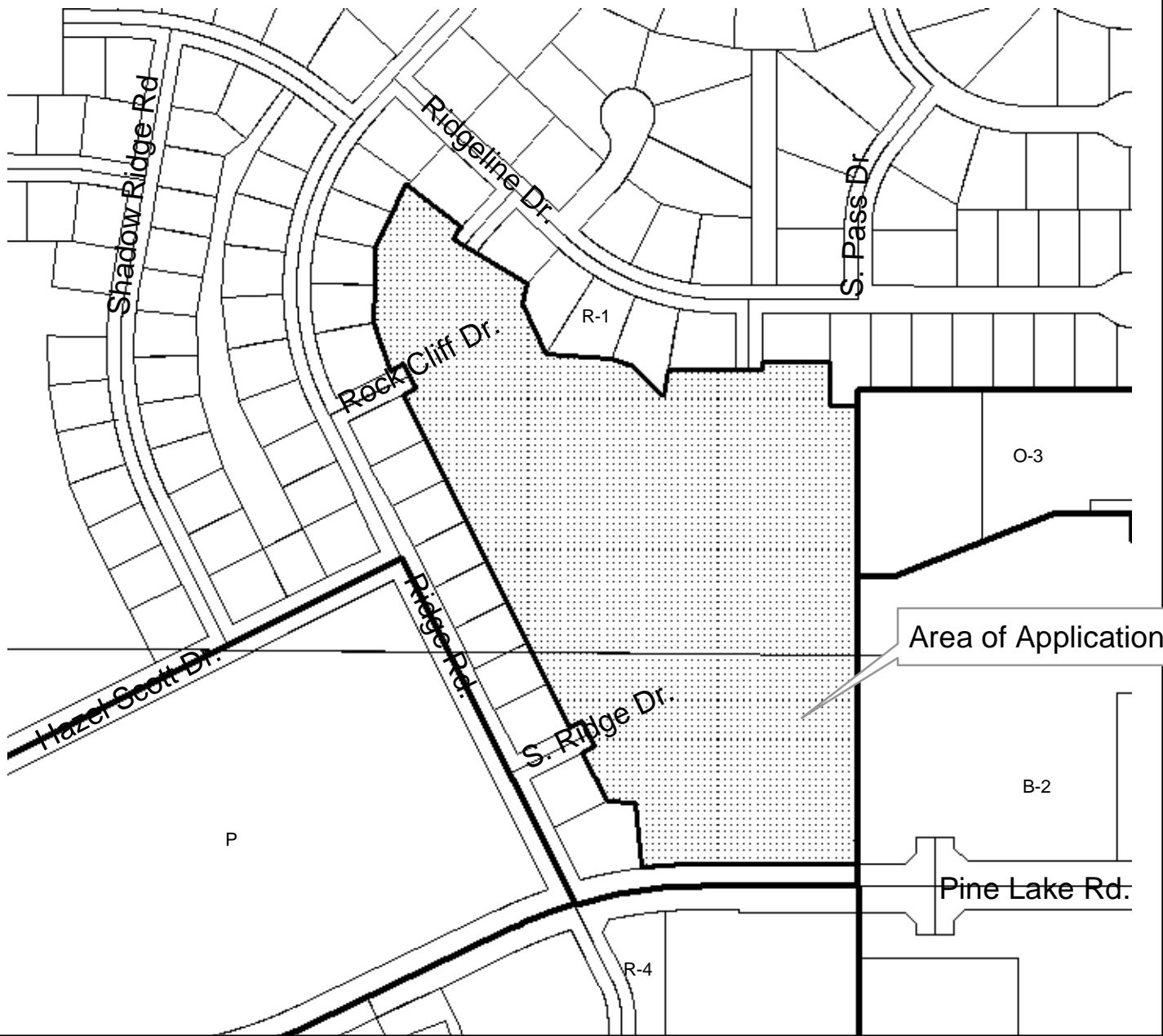
Prepared by:

Becky Horner  
Planner



**Final Plat #02030**  
**Ridge Pointe 2nd Add**



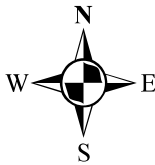
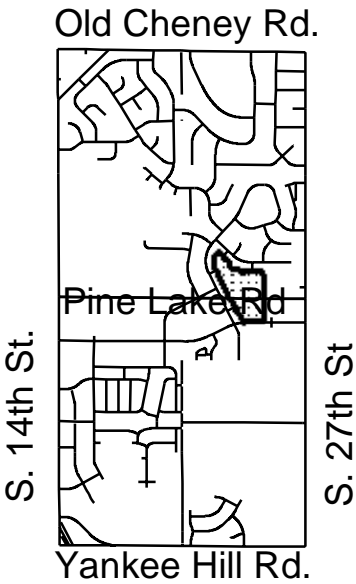
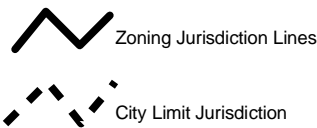


# **Final Plat #02030** **Ridge Pointe 2nd Add**

## **Zoning:**

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

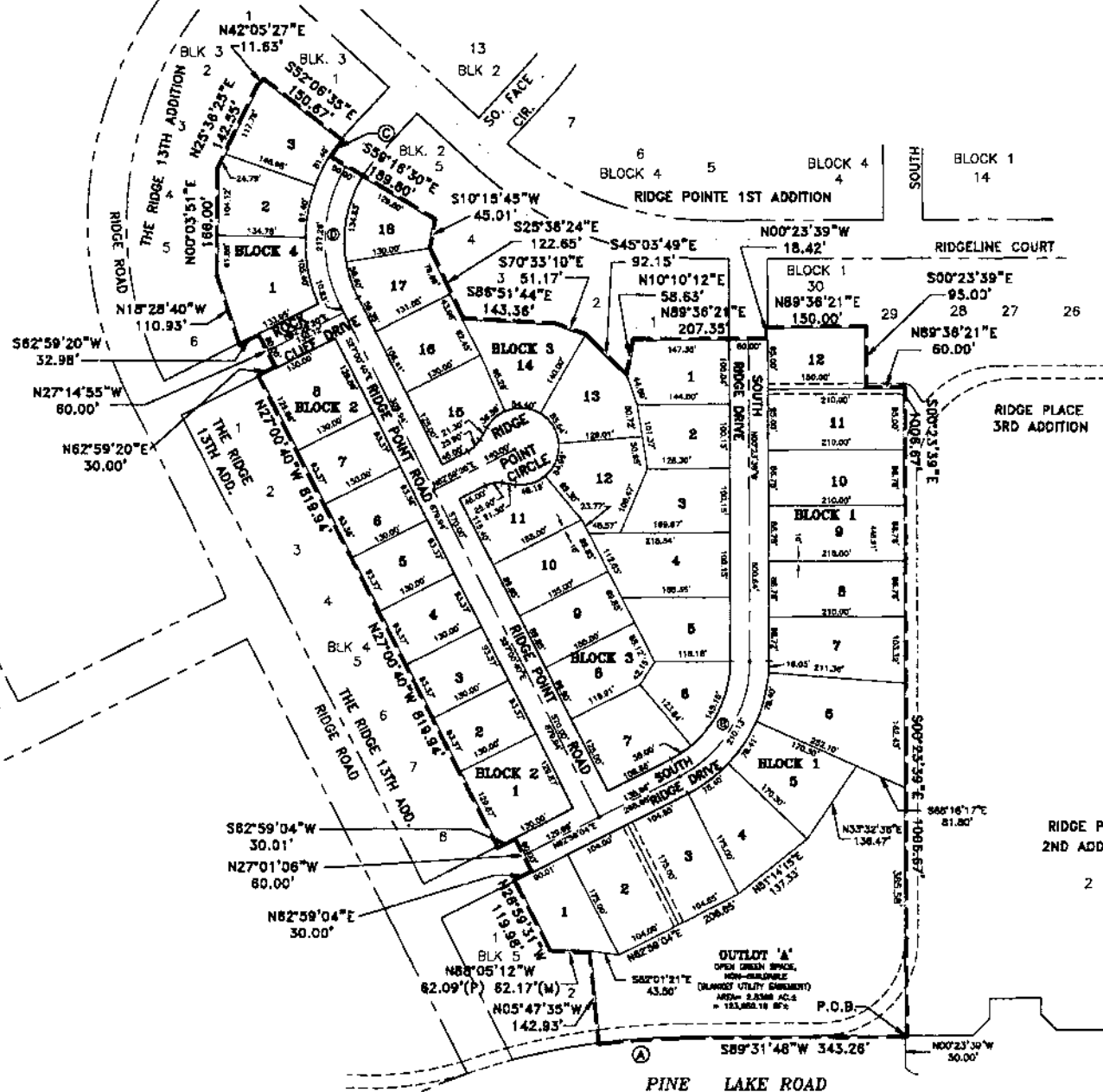
Two Square Mile  
 Sec. 13 & 24 T9



# RIDGE POINTE 2ND ADDITION

FINAL PLAT  
BASED UPON THE RIDGE 1ST ADDITION  
PRELIMINARY PLAT NO. 95011

SCALE: N.T.S.





630 North Cotner Blvd., Suite 105  
Lincoln, Nebraska 68505

June 7, 2002

Jason Reynolds  
Lincoln-Lancaster County Planning Department  
555 So. 10<sup>th</sup> Street  
Lincoln, NE 68508

Re: Ridge Pointe, 2<sup>nd</sup> Addition, Final Plat  
99-023

Dear Jason:

Enclosed are 15 copies of the above referenced Final Plat, a check in the amount of \$510.00 for the application fee, the completed application form, and one set of prints reduce to 8 1/2" x 11". The proposed plat is generally located within sections 13 and 24, T9N, R6E, of the 6<sup>th</sup> P.M., Lancaster County, Nebraska, and more particularly described in the Surveyor's Certificate. The County Treasurer is preparing the tax status form and Capitol Title Company is preparing an ownership certificate.

The proposed plat consists of 41 lots. The Owner and Developer of this property is Robert D. Hampton, Lincoln Ridge Pointe, L.L.C., 3600 Village Drive, Suite 140, Lincoln, NE, 68516.

Please contact me if you have any further questions or require additional information.

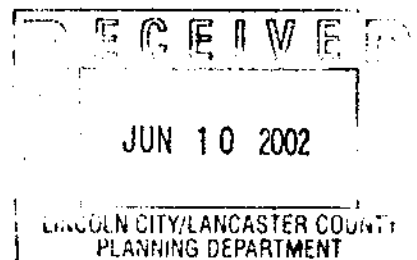
Sincerely,

A handwritten signature in black ink, appearing to read "R. Dean", written over a horizontal line.

Robert L. Dean  
Principal

RLD/kle

Enclosures



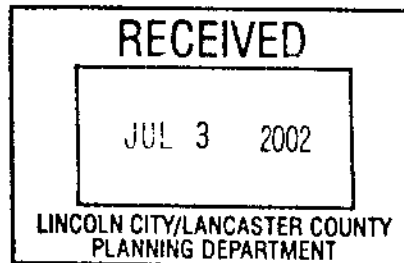


# M e m o r a n d u m

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**To:** Jason Reynolds, Planning Department  
**From:** Charles W. Baker, Public Works and Utilities *hwb*  
**Subject:** Ridge Pointe 2nd Addition Final Plat #02030  
**Date:** July 2, 2002

**cc:** Allan Abbott  
Roger Figard  
Randy Hoskins  
Nicole Fleck-Tooze  
Nick McElvain  
Mark Bauer



The City Engineer's Office of the Department of Public Works and Utilities has reviewed the Final Plat for Ridge Pointe 2nd Addition located north of Pine Lake Road at approximately South 23rd Street. Public Works has the following comments:

- Storm Sewer - The storm sewer system approved with the preliminary plat is satisfactory. An estimate of \$16,000 has been calculated in conjunction with Executive Order #64945 for the cost of the construction of the storm sewers within this addition.
- Street Paving - The street paving approved with the preliminary plat is satisfactory. An estimate of \$217,800 has been calculated in conjunction with Executive Order #64940 for the cost of the construction of the street paving within this addition.
- Water Mains - The water mains approved with the preliminary plat are satisfactory. An estimate of \$62,100 has been calculated in conjunction with Executive Order #64939 for the cost of the construction of the water mains within this addition.
- Sanitary Sewers - The sanitary sewer system approved with the preliminary plat is satisfactory. An estimate of \$56,600 has been calculated in conjunction with Executive Order #64938 for the cost of the construction of the sanitary sewers within this addition.
- Ornamental Lighting - An estimate of \$24,000 has been calculated in conjunction with Executive Order #64947 by Lincoln Electric System for the cost of the installation of the ornamental lighting for this addition.
- Sidewalks - A \$6,100 bond should be required for the construction of the sidewalks within this addition. The pedestrian easement must be shown on the plat. An additional \$8,000 will be required for the pedestrian/bike trail.

Jason Reynolds, Planning Department

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July 2, 2002

- Survey Markers - A \$3,075 bond should be required to guarantee the placement of the permanent survey markers within this addition as required in the Surveyor's Certificate where temporary markers have been placed.
- Street Signs - A \$345 bond should be required for the installation of the street signs for this addition.

The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant locations, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.